

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
4:00 PM Thursday, October 9, 2008
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444

Item 1. Roll Call

The meeting was called to order and the following answered present: Dr. Nicholas Tranakas, Chair; James Camp III, Vice Chair; Shirley Carson; Gina Pozzuoli. Also attending was Kristen Packard, Financial Advisor.

Absent: Robert Kelley

Item 2. Review and Approval of the October 9, 2008 Regular Meeting Agenda

The Agenda was reviewed and no corrections or changes noted. Commissioner Pozzuoli moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the September 11, 2008 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Pozzuoli moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Approval of Streamlined Annual PHA Plan for Fiscal Year 2009

Copies of the PHA Agency Plan for 2009 were presented to the Commissioners during the September 11, 2008 board meeting. The plan was also discussed at the public hearing held at 5:00 PM, immediately following the Board meeting.

The E. D. discussed the changes to the Agency Plan with the Board, responded to questions and recommended that the Board adopt **Resolution 08-15**, approving the Housing Authority of the City of Fort Lauderdale's Annual Streamlined Agency Plan for FY 2009.

Commissioner Carson moved approval of Resolution 08-15; Commissioner Pozzuoli seconded. All voted in the affirmative.

2. Audit Report for FYE 2007 & Appointment of Auditors for Fiscal Year 2008

The draft audited financial statements for fiscal year ended December 31, 2007 were presented at the July 10, 2008 Board meeting for review. **Attachment 1** was a copy of the completed, HUD approved audit report. The Board was requested to approve the audit report.

Commissioner Camp moved the motion to approve the Audit Reports for Fiscal Year ended December 31, 2007; Commissioner Carson seconded. All voted in the affirmative.

The staff recommended that the Agency continue with the current Auditors, Berman Hopkins Wright & LaHam, for Fiscal Year 2008. The E.D. requested Board approval to extend for another year under the current contract.

Commissioner Camp moved the motion to approve extending the current contract for Auditors, Berman Hopkins Wright & LaHam, for another year; Commissioner Pozzuoli seconded. All voted in the affirmative.

3. Section 8 Payment Standards

Fair Market Rents (FMRs) are used to determine payment standard amounts for the Section 8 Housing Choice Voucher Program. HUD uses the most accurate and current data available to develop the FMR estimates. **Attachment 2** was the HACFL's Section 8 payment standards and related correspondence for 2009. The E.D. discussed this item and presented the following FMR estimates for Board approval:

These payment standards reflect the following 92% percentages of the 2009 Fair Market Rents as published in the Federal Register.

Bedroom Size	Payment Standard
0	\$899
1	\$1005
2	\$1208
3	\$1671
4	\$2122
5	\$2440
6	\$2759

Commissioner Camp moved the motion to approve the Section 8 Payment Standards for 2009; Commissioner Pozzuoli seconded. All voted in the affirmative.

4. Update on New Developments

The E.D. updated the Board on the Dixie Court Redevelopment project. A tour of the new Dixie Court will be scheduled for the Commissioners within the next couple of weeks.

Kristen Packard, Financial Advisor for tax credit submissions for the redevelopment projects, gave a brief overview on the tax credit process and explained the status of the financing.

The E.D. also updated the Board on the following issues:

- The H/A was awarded tax credits to renovate Alan Apartments, a 72 unit building, plus 21 units of Oak Park Apartments (across the street from Alan) and 29 other units in the same vicinity.
- Plans to do a more Comprehensive 5 year and agency plan.
- Commissioner workshop in February or March of next year
- The City of Fort Lauderdale received a special allocation of funding through the Housing and Economic Recovery Act of 2008; E.D. approaching City Leaders to discuss how the H/A can potentially help with this project.
- Negotiating million dollar line of credit with Bank of America to purchase properties.

Item 5. NEW BUSINESS

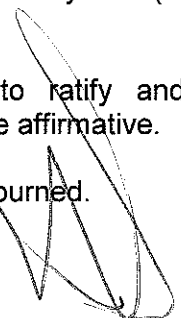
1. Ratifying & Approving Actions Relating to Resolution 08-14

Resolution 08-14 was required by HUD to get approval to demolish the twenty one (21) units of Oak Park Apartments relating to our last Tax Credit submission that was approved.

This item was discussed at several Board meetings and Resolution 08-14 authorizes the H/A to submit a request to HUD to demolish twenty one (21) public housing units of Oak Park Apartments.

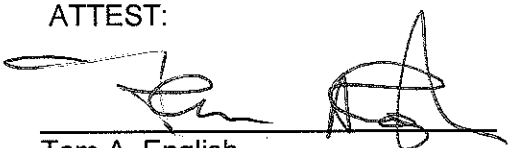
Commissioner Carson moved the motion to ratify and approve Resolution 08-14; Commissioner Camp seconded. All voted in the affirmative.

There being no further discussion the meeting was adjourned.



Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary